



CHANGING
Maryland
for the Better

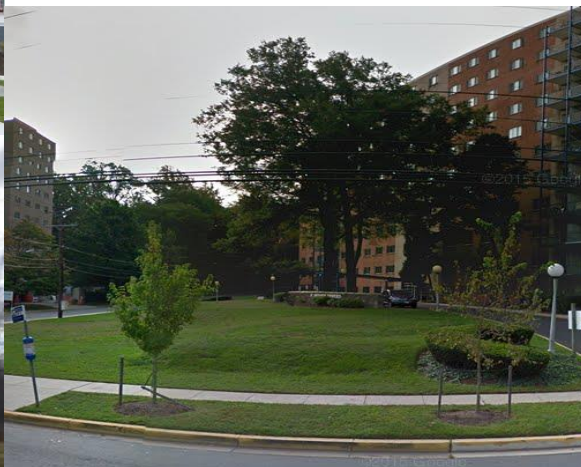
Housing Program Overview

**HUD 811 Project Rental Assistance
Weinberg Apartments
MFP Bridge Subsidy**

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Department of Health and Mental Hygiene

Presented to: MMAC
Date: 5-25-2017





This training is made possible by the *Maryland Partnership for Affordable Housing* with funding from the Maryland Department of Health and Mental Hygiene *Money Follows the Person* program.



Money Follows the Person



Department of Health and Mental Hygiene



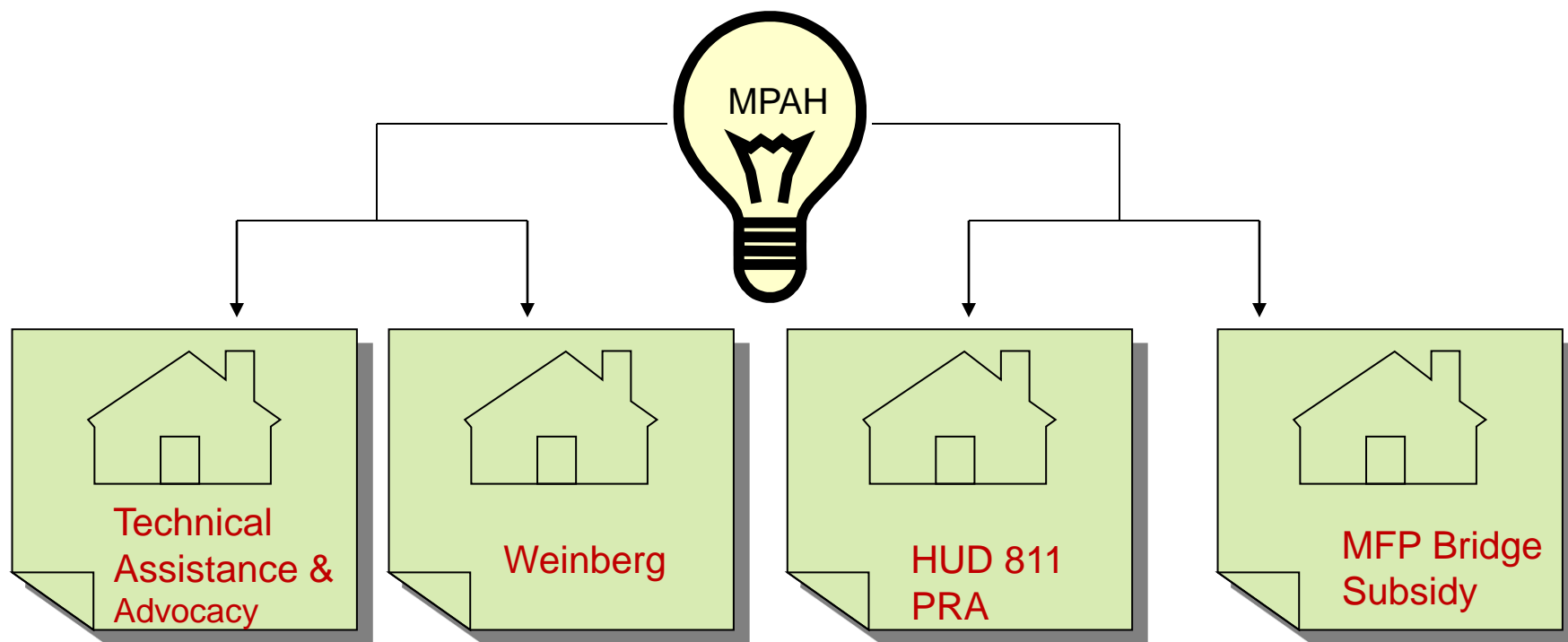
Department of Housing and Community Development



Maryland Department of Disabilities



A collaboration among the Departments of Disabilities, Housing & Community Development, Health & Mental Hygiene, & other stakeholders





Maryland Partnership for Affordable Housing



HUD Section 811 Project Rental Assistance

**\$21 million for
project-based rental
assistance**

- February 2013 – MD received award for \$11 million in HUD 811 PRA
- March 2015 – MD received award for additional \$10 million

Locations: 1st Award

• **Baltimore MSA**

- Anne Arundel County
- Baltimore City
- Baltimore County
- Carroll County
- Harford County
- Howard County
- Queen Anne's County

• **Washington MSA**

- Calvert County
- Charles County
- Frederick County
- Montgomery County
- Prince George's County



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**2nd Award is
Statewide**



Program Type

811 PRA Program Overview



**Goal: 300
permanent
supportive
housing units**

- Project-based rental assistance
- Located in multi-family housing developed with affordable housing funds
- Integrated – no more than 25% of units designated for people with disabilities

Eligible Applicants

- Age 18 to under age 62 at time of leasing
- Disabled as defined by HUD
- Medicaid recipients
- Eligible for long-term supports and services
- Income at or below 30% Area Median (AMI)
- Criminal background does not include
 - Conviction of production of methamphetamine on federally assisted property
 - Lifetime sex offense registry requirement

Tenant Rent Contribution

- 30% of income for rent and utilities combined





Waitlist Changes

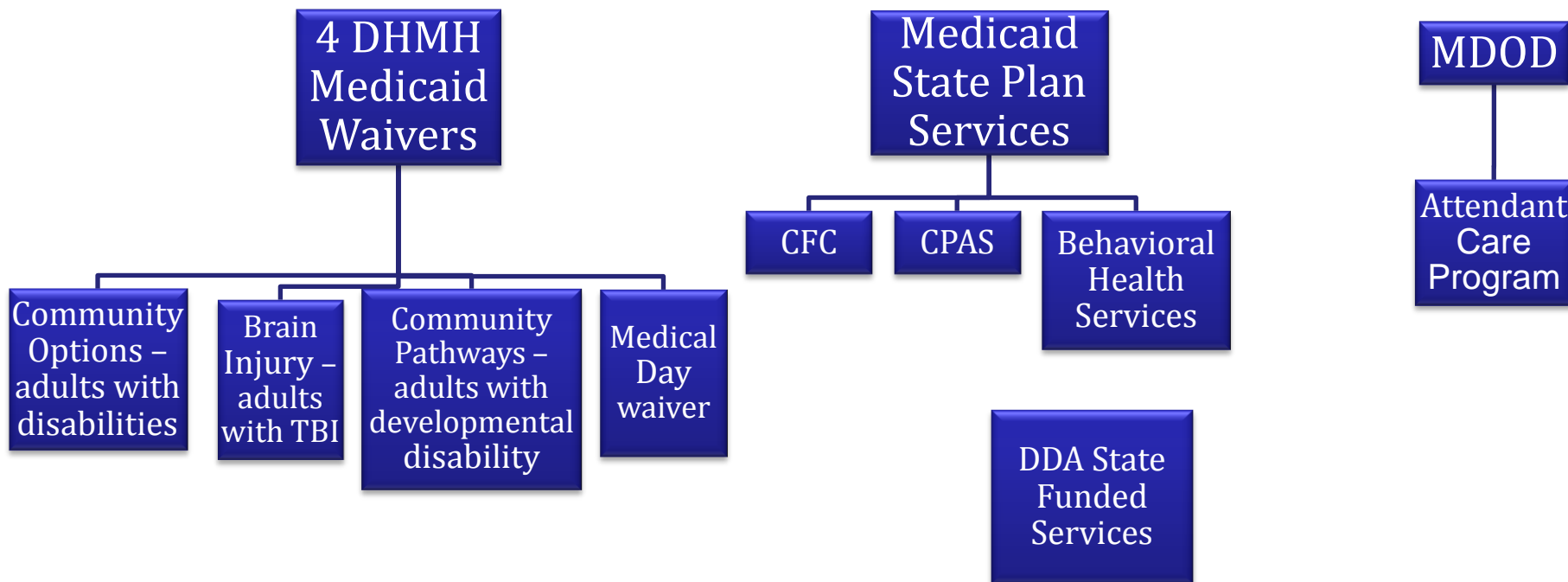
Effective September 2016, people in the Community Options Waiver residing in OHCQ licensed Assisted Living Facilities were approved to be included in Priority 3.

Effective March 1, 2017 the waitlist will be closed to persons in the “Generally Eligible” category (not in a priority category)

- Applicants currently in this waitlist category will remain active on the waitlist and changes on Priority status can still be made



Long Term Supports and Services



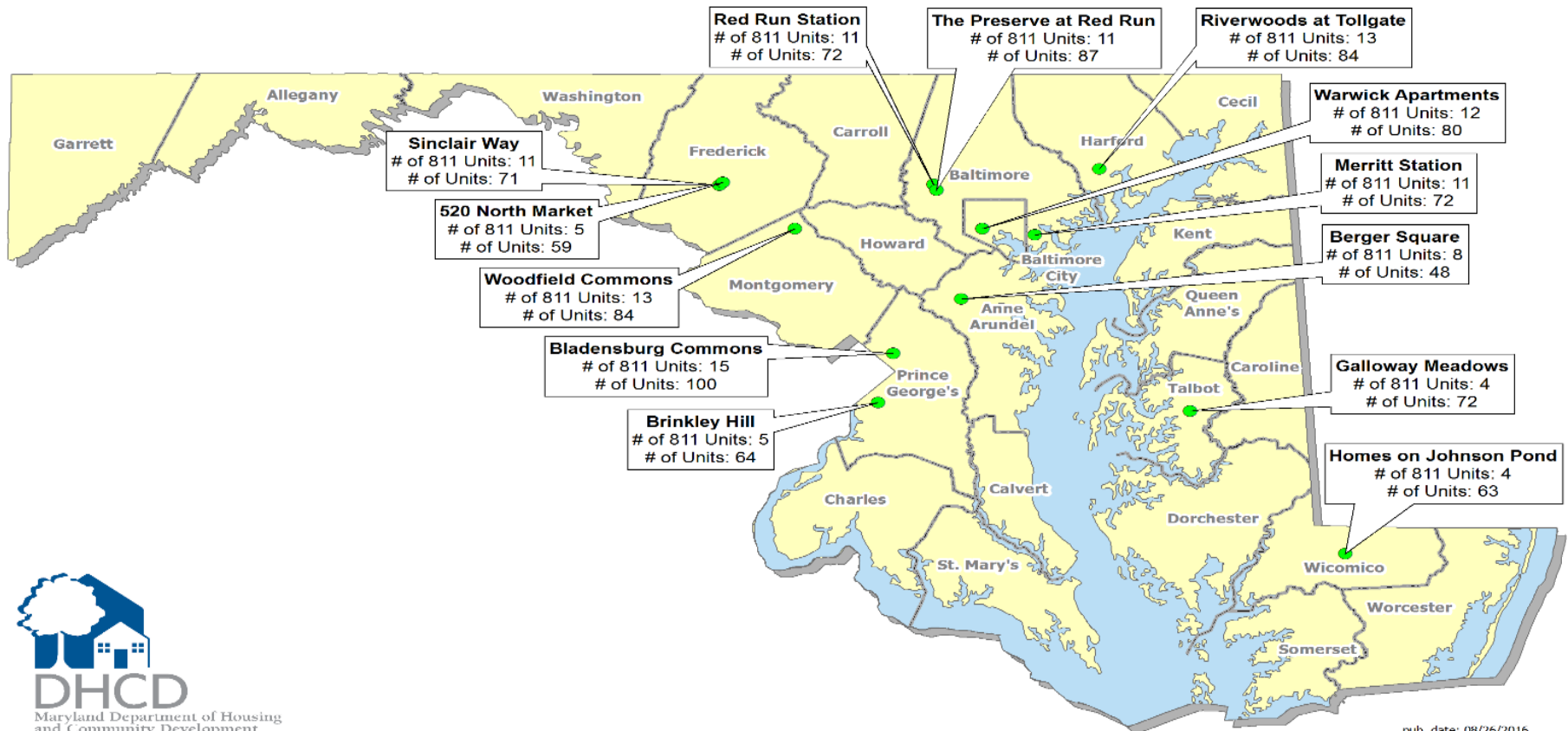
125 Units Identified

County	Property	Location	Total Units	1 BR	2 BR	Lease Date
Anne Arundel	Berger Square	Odenton	8	0	8	Fully leased
Baltimore City	Warwick	Baltimore City	12	8	4	June 2018
Baltimore	Red Run Station	Owings Mills	11	7	4	TBA
Baltimore	Preserve at Red Run	Owings Mills	13	9	4	Sept. 2018
Baltimore	Merritt Station	Dundalk	11	0	11	May 2018
Frederick	Sinclair Way	Frederick City	11	8	3	June 2017
Frederick	520 Market St	Frederick City	5	4	1	April 2018

125 Units Identified

County	Property	Location	Total Units	1 BR	2 BR	Lease Date
Harford	Riverwoods at Tollgate	Abingdon	13	0	13	Fully leased
Montgomery	Woodfield Commons	Damascus	13	13	0	June 2018
Prince George's	Bladensburg Commons	Bladensburg	15	15	0	Fully Leased
Prince George's	Brinkley Hill	Ft. Washington	5	0	5	June 2017
Talbot	Galloway Meadows	Easton	4	3	1	June 2018
Wicomico	Homes at Johnson's Pond	Salisbury	4	4	0	March 2018

Section 811 unit locations



pub. date: 08/26/2016



Maryland Department of Housing
and Community Development



MARYLAND
DEPARTMENT OF HEALTH
& MENTAL HYGIENE

Weinberg Apartments



**The Harry and Jeanette
Weinberg Foundation, Inc.**



**MARYLAND
DEPARTMENT OF HEALTH
& MENTAL HYGIENE**

Background

- ❖ Funded by the Harry and Jeanette Weinberg Foundation
- ❖ Administered in partnership with
 - MD Department of Housing and Community Development
 - MD Department of Disabilities
 - MD Department of Health and Mental Hygiene
- ❖ Initial \$2 million in funding for development of affordable independent rental units for people with disabilities. Created 22 units.
- ❖ Additional \$2 million granted in August 2016.
 - ❖ Goal is to create 15 units.



Weinberg Apartments Eligibility

Age: between 18 and 62 at time of leasing

Disabled and receiving SSI and/or SSDI cash payment

Gross household income between 10% and 30% AMI in the county in which the unit is located

Criminal background does not include

- Requirement to register on a sex offense registry
- Conviction for production of methamphetamine on federally assisted property





Waitlist Changes

Effective 2016: Income eligibility is now 10% to 30% AMI. Previously was 15% to 30% AMI.

This income eligibility applies to units funded through the new grant.



Weinberg Apartments

Priority: Location of unit and those with greatest need.
Factors considered include (not in any order)

- Need for accessible housing
- People with co-occurring/multiple disabilities
- Health, safety and wellbeing of the applicant, including children
- Persons currently institutionalized or homeless, or those at risk
- Eligibility for and access to voluntary long-term supports and services that promote independent living and successful tenancy
- Readiness to move
- Date/time of application to waitlist

Unit selection

- Development must have financing through DHCD
- Must have non-profit involvement



County	Property	Location	Total Units	1 BR	2 BR	3 BR	Lease Date
Anne Arundel	Heritage Overlook	Glen Burnie	3	3	0	0	January 2018
Baltimore	Preserve at Red Run	Owings Mills	2	0	2	0	Sept 2018
Dorchester	Hudson Townhomes	Cambridge	2	0	2	0	Next available 2 BR unit
Harford	Winston's Choice	Aberdeen	2	0	0	2	Fully leased
Montgomery	Parkview Towers	Takoma Park	5	3	2	0	Fully leased
Prince George's	Brinkley Hill	Ft. Washington	3	0	3	0	June 2017
Somerset	Reserves at Somerset	Princess Anne	2	0	2	0	Fully leased



Bridge Subsidy





MFP Bridge Subsidy Overview

Provides up to 3 years of state-funded rental subsidy

Participants will transition to a Housing Choice Voucher (Section 8) or public housing unit within the 3 year MFP Bridge Subsidy period

Participants must remain eligible for a Housing Choice Voucher throughout the MFP Bridge Subsidy period





MFP Bridge Subsidy Overview

Total funding

- Approximately \$2.5 million
- Funding is from MFP Rebalancing Initiative Funds

Estimated households assisted

- 89

Partnership among Public Housing Authorities (PHAs) and state agencies

- Department of Health and Mental Hygiene – Money Follows the Person (MFP)
- Department of Housing and Community Development (DHCD)
- Department of Disabilities (MDOD)



Subsidy is Still Available



Participating Public Housing Authorities & Available Jurisdictions

- Carroll County
- City of Easton
- City of Hagerstown
- St. Mary's County
- Montgomery County
- DHCD Western
 - Allegany County
 - Frederick County
 - Garrett County
- DHCD Eastern Shore
 - Caroline County
 - Dorchester County
 - Kent County
 - Somerset County
 - Talbot County
 - Wicomico County
 - Worcester County

Subsidy is NOT Available

- Anne Arundel County
- Baltimore City
- Baltimore County
- Harford County
- Howard County
- Prince George's County





MFP Bridge Subsidy is tenant-based rent subsidy EXCEPT in Montgomery County

In Montgomery County only:

- Rental assistance is unit-based
- People will ONLY be able to rent a unit provided by the Housing Opportunities Commission of Montgomery County
- At the end of the MFP Bridge Subsidy term, people will remain in their unit, paying the same rent, for as long as they choose to reside in that unit
- If the tenant moves from the unit, they will no longer receive rental assistance

Rental Assistance





Individuals with disabilities
age 18 and older

Institutionalized Medicaid Recipients

- Nursing facility, State Residential Center, chronic hospital, state psychiatric hospital (ages 18-21 and 65+)
- 90 days in qualified institution, excluding rehab stays
- 1 day prior Medicaid eligibility

Individuals in the Brain Injury Waiver
transitioning from an ALU

Applying for Community Options ,
Community Pathways Waiver or
community services through BHA

Agree to participate in MFP and receive
Home and Community based Services

- Signed MFP consent





Income:

Total household income less than \$19,000**

- Includes
 - Income from all adult household members
 - SSI/SSDI income of minor children
 - Note: Earned income of minor children is excluded

** Income eligibility increased to \$19,000 (from \$15,000) effective March 1, 2017.



My Own Front Door

A Handbook for
People with Disabilities
on becoming a Tenant
and Staying Housed



Maryland Partnership
for Affordable Housing

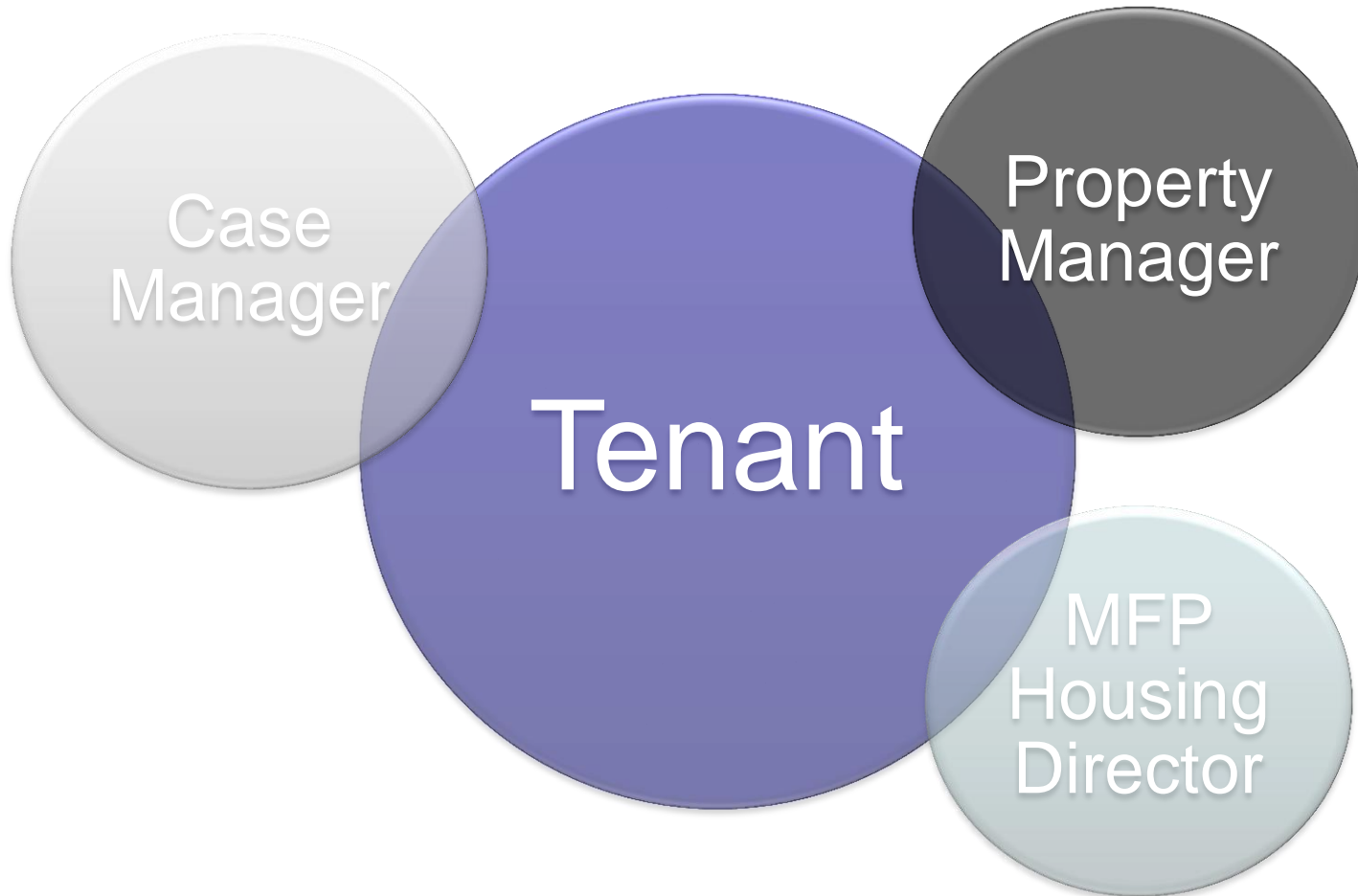
Supporting Successful Tenancy

This may include

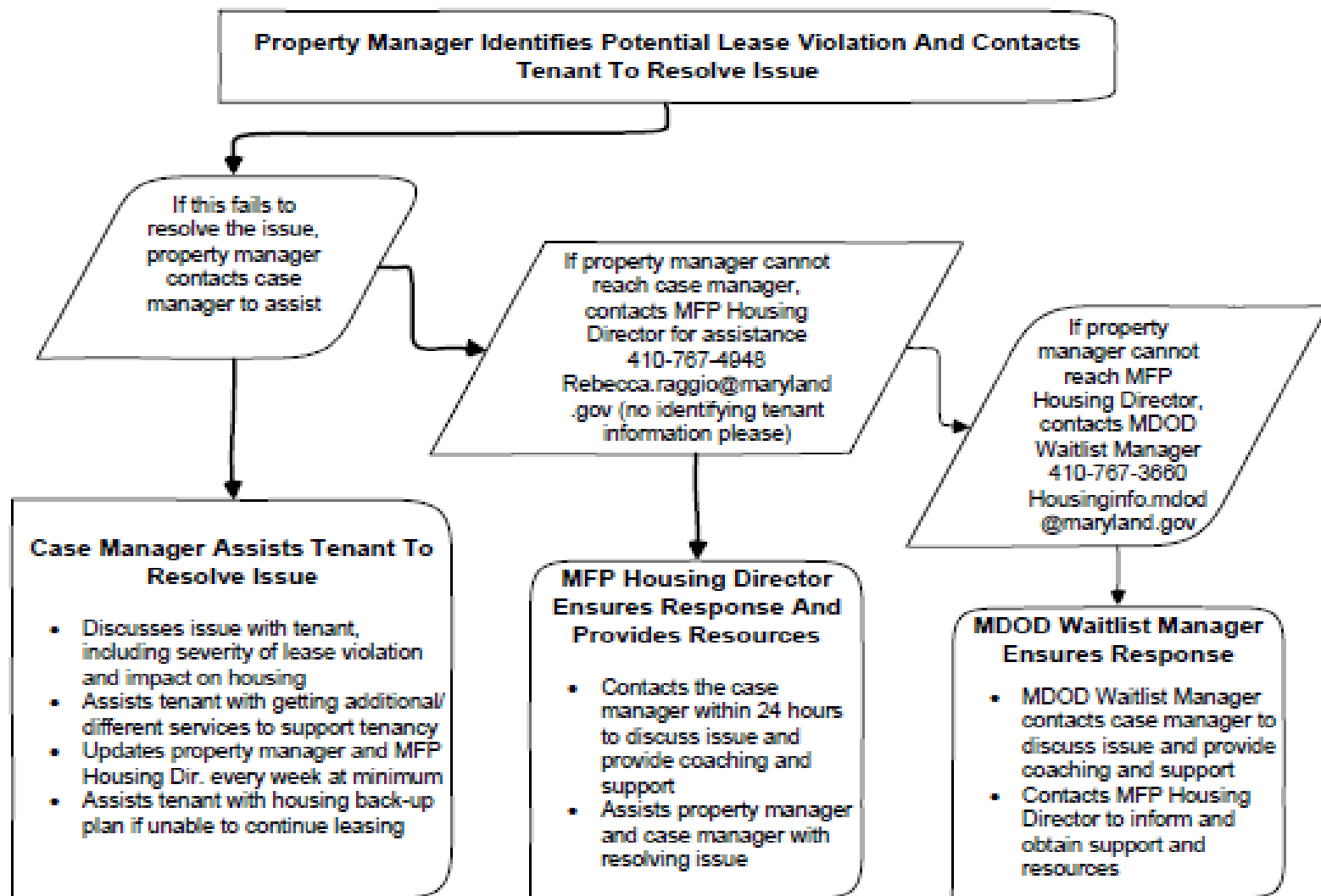
- Providing assistance with understanding lease and tenant responsibilities
- Developing rent and utility payment plans
- Maintaining contact with property manager
- Monitoring for possible lease violations
- Providing assistance with resolving tenant issues
- Providing assistance with ending tenancy
- Implementing the housing back-up plan



Tenant Issue Process



TENANT ISSUE PROCESS



QUESTIONS?



Contact Information

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